



CITY OF MORGAN HILL  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## PLANNING COMMISSION

TUESDAY, JUNE 24, 2008

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA 95037

### COMMISSIONERS

CHAIR SUSAN KOEPP-BAKER  
VICE-CHAIR MIKE R. DAVENPORT  
COMMISSIONER H. GENO ACEVEDO  
COMMISSIONER ROBERT L. ESCOBAR  
COMMISSIONER RALPH J. LYLE  
COMMISSIONER JOSEPH H. MUELLER  
COMMISSIONER WAYNE TANDA

REGULAR MEETING - 7:00 P.M.

\*\*\* A G E N D A \*\*\*

### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH  
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** June 10, 2008

**PUBLIC HEARINGS:**

- 1) **USE PERMIT, UP-08-06: MADRONE-DEL MONACO SPECIALTY FOODS:** The applicant , Del Monaco Specialty Foods, is requesting approval of a conditional use permit to operate an approximate 79,408-sf wholesale food processing facility in an existing 126,378-sf light industrial building located at 18675 Madrone Parkway in a PUD zoning district. (APN 726-35-017)

**Recommendation:** Open Public Hearing/Adopt Resolution approving request.

- 2) **ZONING AMENDMENT, ZAA-98-11B: E. DUNNE-PUD ZONING FOR DUNNE & CONDIT/SIMONSEN:** The applicant is requesting to amend the Planned Development (PD) zoning for Area 2 of the City-initiated Dunne & Condit PDs (also known as Walnut Grove PD) to allow for an approximate 55.5-ft tall freeway sign. Approval of the request would allow the applicant to increase the height of the existing freeway sign by five and one-half feet. (APN 726-01-001)

**Recommendation:** Open Public Hearing/Adopt Resolution with recommendation to forward request to the City Council for approval.

- 3) **POLICY DIRECTION REGARDING DEFINITION OF SENIOR HOUSING TYPES, STANDARDS AND APPLICABILITY OF THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS):** Consideration and discussion of various senior housing types and the need to clarify RDCS applicability. Also, consideration of new zoning definitions for the various types of senior accommodations and direction on the appropriate locations for the various types of senior housing.

**Recommendation:** Discuss and give direction.

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- 4) **HISTORICAL RESOURCES CODE UPDATE:** The City of Morgan Hill is proposing updates to the City's historic resources code (Chapter 18.75 of the Morgan Hill Municipal Code). The intent of the update is to streamline the development review process for the purposes of the California Environmental Quality Act by better defining the process for the identification and review of potential historical resources. The code will be used with the adopted Historic Context Statement to make determinations of significance in the future.

**Recommendation:** Open Public Hearing/Adopt Resolution with recommendation to forward request to the City Council for approval.

### **ANNOUNCEMENTS:**

### **UPCOMING AGENDA ITEM(S) FOR THE JULY 8, 2008 MEETING:**

- DA-08-01: Myrtle-Latala
- DS-08-01: Myrtle-Latala
- ZAA-06-04: San Pedro-Alcini/Pinn Bros.
- Holiday Schedule

### **CITY COUNCIL REPORTS**

### **ADJOURNMENT**

### **SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

### **NOTICE**

### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

*NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*